

FLORIDA KEYS CARRYING CAPACITY STUDY

SOCIOECONOMIC MODULE DEVELOPMENT FOR THE CARRYING CAPACITY/ IMPACT ASSESSMENT MODEL

October 2002

This report was prepared by URS Corporation (formerly Dames & Moore, Inc.) for the U.S. Army Corps of Engineers and the Florida Department of Community Affairs. Funds for this study are provided under U.S. Army Corps of Engineers Contract No. 17-99-D-0058, Delivery Order 9 Socioeconomic Module.

TABLE OF CONTENTS

PART I SOCIOECONOMIC ENVIRONMENT OF THE FLORIDA KEYS

1.0	Introduction.....	5
2.0	Special Considerations.....	5
3.0	Critical Forces in the Socioeconomic Environment	7
4.0	Regional Perspective	8
5.0	Growth of Permanent Population	10
6.0	Alternative Projections of Permanent Population.....	11
7.0	Components of Population Change	13
8.0	Seasonal and Temporary Population.....	14
9.0	Age Characteristics of Population	17
10.0	Population Distribution and Concentration.....	18
11.0	Household Size	20
12.0	Work Force and Payrolls	21
13.0	Personal Income to Residents	24
14.0	Cost of Living Index.....	25
15.0	Retail and Service Activities	26
16.0	Housing Construction Activities.....	27
17.0	Tourism.....	30
18.0	Outdoor Recreation.....	34
19.0	Literature Cited	35
	Appendix.....	37

PART II HOUSING CONSTRUCTION RATES AND PRICES IN THE FLORIDA KEYS

1.0	Purpose and Scope	43
2.0	Data and Methodology	43
3.0	Major Findings and Conclusions	44
	Appendix.....	59

PART III DEMOGRAPHIC AND ECONOMIC ANALYSIS OF ALTERNATIVE DEVELOPMENT SCENARIOS IN THE FLORIDA KEYS

1.0	Purpose and Scope of Report.....	66
2.0	Land Use Demands from Independent Population Projections	67
3.0	Other Socioeconomic Indicators.....	71
	Appendix.....	73

TABLE OF CONTENTS **(Continued)**

PART IV MARINA ANALYSIS AND IMPACTS

1.0	Introduction.....	76
2.0	Factors Affecting Demand for Marina and Related Facilities	77
	Appendix.....	80

PART V SOCIOECONOMIC MODULE OF THE FLORIDA KEYS CARRYING CAPACITY/IMPACT ASSESSMENT MODEL (CCIAM)

1.0	Introduction.....	89
2.0	Context of Model Development	89
3.0	Description of Socioeconomic Module	91
4.0	Calibrating the Model.....	93
5.0	Assumptions and Uncertainties	94
6.0	Structure of Model.....	95
7.0	Literature Cited	99

PART VI GLOSSARY AND ACRONYMS

Glossary.....	104
Appendix.....	106